

Artist's impression of new development



**SITUATION**

Located in a prominent position on the A2206 Grange Road, close to its junction with Tower Bridge Road and just a short distance from Tower Bridge, London Bridge, Southwark and the City.

Bermondsey is a bustling cosmopolitan area home to numerous fashionable bars, restaurants, galleries and boutiques.

**PROPERTY**

Currently comprising a **Site of approx. 4,183 sq ft upon which stands 4 Ground Floor Shops, a Car Wash and 5 Self-Contained Flats.**

**PLANNING**

Planning permission was granted (subject to conditions and a section 106 Agreement) on 10th February 2015 by London Borough of Southwark (ref No. 14/AP/1247) for:

**“Erection of a new mixed-use development comprising of 7 storeys with 3 commercial Units (retail, financial and professional services or office) & 20 residential units of mixed tenure (10 x one bedroom, 6 x 2 bedroom and 4 x three bedroom units) some with terraces.”**

Plans and section 106 Agreement available on request.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

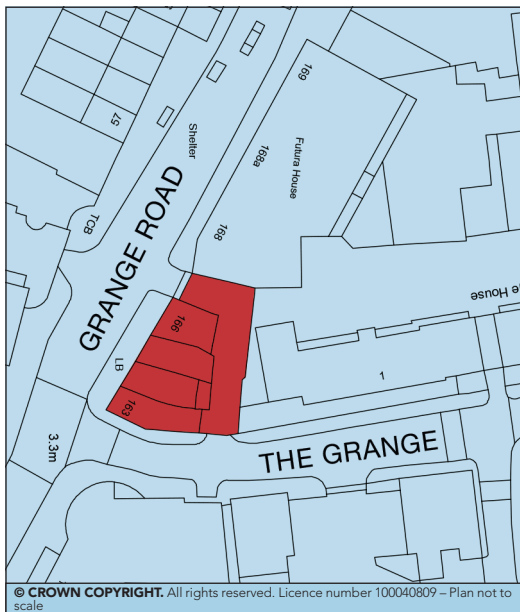
**Note 1: 6 Week completion.**

**Note 2: There is artwork on the flank wall facing The Grange which is not included in the sale.**

**Vacant Site with  
Planning for 20 Flats &  
3 Commercial Units  
(subject to conditions – See ‘Planning’)**

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

\* Refer to Point 9 in the ‘Notice to all Bidders’ page



**VENDOR'S SOLICITORS**  
Whitehead Monckton – Tel: 01622 698 020  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts